

**JUNE, 1998**

## **Next Town Assembly**

**Village of Arden  
Monday, September 28, 1998  
7:30 p.m.  
Arden Gild Hall**

### **AGENDA**

- Nominations for assessors
- Annual Budget Report and a summary of comments from a community meeting about the possible establishment of a Capital Improvement Fund. A motion to establish the fund might be introduced.
- Buzz Ware Village Center annual budget presentation
- Civic Report on plans for closing access to Lower Lane from Harvey Road for three-month trial
- Community Planning Traffic Calming Plan and motion to apply for funding; Sherwood Green Plan; Centennial Arden Book proposal and motion for production budget
- Standing committee reports

Public town meeting. All are welcome.

Please note: Those attending town meeting are eligible to vote after six consecutive months as an Arden resident prior to the meeting and are 18 years old or older.

**June 22, 1998 Town Assembly for the Village of Arden  
Gild Hall • Arden, Delaware**

**Present:**

Gail Rinehart  
Marjorie Mabrey  
Ruth Panella  
Phil Fisher  
Elizabeth Resko  
Cookie Ohlson  
Leon Tanzer  
Judy Butler  
Aaron Hamburger  
Bernie Brachman  
Lew Aumack  
Denis O'Regan  
Betty O'Regan  
John Stevenson  
June Kleban  
Hugh Roberts  
Ken Kipstein  
Jan Stearns  
Steven Threefoot

Pete Renzetti  
Mary Vernon  
Linda Eaton  
Maria Walker  
Heidi Hoegger  
Alex Scala  
Allan Kleban  
Jennifer Borders  
Maceo (The Cat)  
Beverly Barnett  
Mark Zylkin  
Bill Press  
June Taylor  
Rich Bloom  
Marguerite Archer  
Johanne M Schroeder  
Sally Hamburger  
Peggy Aumack  
Frank Akutowicz  
Keith Marceski

Mary Marconi  
Bob Wynn  
Liz Broadbent  
Walter Broadbent  
Elizabeth Varley  
Diane Postell  
Albert Marks  
Tim Colgan  
Ron Ozer  
Marianne Cinaglia  
Chris Demsey  
Larry Walker  
Tom Wheeler  
Jan Westerhouse  
Rodney Jester  
Lynda Kolski  
Alton Dahl  
Connee Wright McKinney

1. **Meeting called to order.** Town Assembly chairperson Bill Press called the meeting to order after as quorum was reached.

2. **Guest: Kate Bartolo**, Community Watch, updated the meeting on local police calls—nitrous oxide canisters found, vandalism. She and Officer Neal of the County Police are developing a safe foot patrol program. On August 4, a National Night Out event is planned and she is hoping to have double patrols to increase awareness of Community Watch.

3. **Communications:**

The secretary read three letters: (1) from Delaware Health and Social Services requesting volunteer visitors for geriatric patients at the Delaware Psychiatric Center (contact Valerie Metzelaar, Community Relations Officer at 577-4154); (2) from Ingleside Homes asking for help with their CareVan outreach program for older adults; (3) notice of a meeting at Brandywine Town Center on June 29 with County Executive Gordon and Col. John Cunningham.

4. **Minutes:** Approved.

5. **Trustees' Report:**

(1.) **Buckingham Green Lawsuit:** The lawsuit is still in progress. We are now at 2 years in this effort. One of the key depositions was suppose to have been taken recently. Marianne has made contact with the lawyer. The deadline for a response from one of the defendants is today. Obviously we have not received an update on that yet.

(2.) **Quarterly Report** [see attached Receipts and Expenditures, 2pp]: We have "played" with the format of the quarterly budget report again in an effort to clarify expenditures relating to grants. You will note on the second page that Civic Committee grants are now listed under "Items not subject to referendum," as are Community Planning grants. Also, up under the "Committees" heading, we have split the Community Planning general funds and the Community Planning matching grant funds to reflect the two different line items on the budget referendum. (A) Please note on the first page of the Quarterly Re-

*Trustees Report continued*

port that, as of May 31, we had a total of \$98,195.08 in the checking account and an investment position of \$338,027.87 giving the Village accounts a combined value of \$436,222.95. (B) We have opted to open two Vanguard money market accounts instead of throwing large sums of money into CDs. The interest rate is comparable and this gives us much greater flexibility in moving money from the checking account when the funds are not needed for expenditures, and into the checking account to meet fiscal obligations as necessary. We anticipate that this actually will result in an increase in interest and dividends over the course of the year. (C) We have chosen to participate in the automatic reinvestment programs connected with both Arden Building and Loan and Vanguard.

3. The **audit** for the 1997-1998 fiscal year is complete [see attached Statement of Expenses for the year ended March 24, 1998, 4pp], and on the table for anyone who has not already picked up a copy. I am happy with it, and happy to respond to any comments or questions you may have either now or when the audit committee makes its report.

4. We will prepare the Trustees' **administrative budget** for the '99-'00 fiscal year at our meeting later this week and submit it to the budget committee soon.

5. We want to remind any leaseholder who is over 65 that he or she may be eligible for the **over 65 exemption** relating to New Castle County property taxes. If you are interested, you need to call the County Finance Department and get that application in very soon for the fiscal year begins on July 1.

6. **Non-conforming Lot Status:** We continue to struggle with this issue relating to second domiciles and have been told that none of the non-conforming lots are current on the county records. Our next step has been to write the County Legal Department informing them how we keep track of the non-conforming lots each year, which is duly noted on our internal land rent lists generated to determine the annual land rents based on the assessors report. In fact, I have turned up some early 1970 lists where, while land rents at that time were calculated differently, the number of domiciles is shown in some cases. Still, this does not validate in writing the pre-1954 status of the lots. One idea is to stop trying to reestablish the old variances but to simply apply for a new variance for non-conforming status. While we can not pretend to guarantee the success of this idea, it does have significant merit for, in effect, in the past when a leaseholder has applied for a variance with the support of the community and the Trustees, it has been granted. In essence, the Board of Adjustment has a history of respecting communities wishes. Also, I have felt support for this idea by the New Castle County Council lawyer several times recently during the task force meetings relating to home occupation as she often reminds people that the variance is a viable tool for generating exemptions to the Unified Code.

7. **Home Occupation** [see letter March 22, 1998 re New Castle County Zoning]: Over the past year or so there has been a dramatic increase in interest and concern relating to the status of home occupations operating in residential communities throughout New Castle County. Part of this concern in the Arden communities is a result of the revised New Castle County Unified Land Use Code that went into effect under the Gordon administration this past January and how it impacts our heritage from a legal, societal economic and cultural aspect. Additionally, many of our current residents who are practicing artisans or craftsmen or who operate small businesses from their homes are feeling threatened by the potential of new, more restrictive county rules, as well as inspections by the County Complaints Department. For a variety of reasons the home occupation aspect of this new code is still in revision. In order to have an impact on the actual parameters of the new home occupation code that clearly could be a formidable problem



for our communities, we have involved ourselves in the County Council Task Force created by Bob Wiener and Karen Venezky that is developing the new code. This is a group comprised of about 20 business leaders, residents, and various county personnel who meet every two weeks and are gradually working their way through the particular issues. How is it going? It will take time. Progress is slow which, I feel, is quite appropriate as the different and differing factions listen to each other, try to accommodate particular concerns and develop a cohesive position. From my perspective it is a group that is respectful of both the individuals present and the factions that they represent. We, as a Village, are being heard, and increasingly so as people begin to understand our more about our history and the purpose of our creation. At the first meeting, we presented a statement to the Task Force, copies of which are on the table. Finally, we are attending the meetings held by our internal home occupation group of residents and communications are being facilitated between the Task Force, the Villages and this internal group. Hopefully, by the end of this process, the character and heritage of the Villages of Arden, Ardentown, and Ardencroft will be supported by the home occupation aspect of the code.

Respectfully submitted,

Gail Rinehart

**Discussion:** Is there an opportunity for an outside voice to be heard at Task Force meetings? **Response:** Probably can attend, but without comment.

Is there a coherent plan by Trustees to address the "Non-conforming Lot" problem. **Response:** Trustees need legal opinion first from county.

Report approved.

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[ Letter March 22, 1998 re New Castle County Zoning]

To: Bill Press

RE: New Castle County Zoning: Home/Business Usage - Residential Areas

Meeting: Wed. March 25th, Louis B. Redding City/County Building, 8th and French, 8th floor - 4 pm. Under sponsorship of Rob Wiener although he will not be there.

Purpose: to provide the public an opportunity for input into the development of new county guidelines for home/business operations in residential areas.

Relevant Info: Under the new code adopted in January, Arden is designated NC-10 (minimum 10,000 sq. ft.). There is a baseline starting position for this meeting, with ideas moving from that point forward. It is:

1. There are no businesses allowed.
2. There are no employees allowed.
3. Communities operate individually via variances.
4. Businesses and arts shall be treated the same.

Trustee Comments: attached

Thanks loads, Bill.

[signed Gail Rinehart]

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*Trustees Report continued*

March 25, 1998

Village of Arden Trustee comments:

1. The Village of Arden is an intentional residential community established almost 100 years ago to promote, among other things, the "arts and crafts," the "Garden City" concept of landscaping, and adherence to Henry George's Single Tax principles. This is our heritage. All residential land in Arden is owned by the Trust, which is administered by trustees who are elected by the Village residents. Residents rent the land for a 99 year renewable term.

2. To be consistent with our history and operating philosophies, the future character and ultimate survival of our Village is dependent upon the continuance of this model.

3. Since the incorporation of New Castle County zoning laws, we have regularly struggled to mesh these imposed "rules" with the philosophical and cultural intent, and the legal underpinnings of the Village, much in the same fashion as we have had to define the concept of Single Tax in a manner that is consistent with both our heritage and with the imposed New Castle County assessments relating to property and school taxes. On the whole, we feel that the process of connecting old and new systems has been workable.

4. As the county and the Village move into a new era, there are some guiding principles we would like to see observed. They are:

(A) Residential communities, who wish, must remain singularly identifiable as such to the outside world. (B) Communities must be allowed to maintain their character, culture, and individuality—their heritage—and have the freedom to carry that uniqueness into the future. (C) Flexibility built into any system permits (1) individuality, (2) identity, and (3) room for adjustment required to mesh a community with a future society while retaining the key components necessary for the survival of that community. (D) We would argue that small businesses and "arts and crafts" while sometimes interrelated, are not the same. Arts are based in cultural creativity; business is based on commerce. (E) We recognize that New Castle County itself is a large and encompassing entity, and as such its legislators may deem it wise to impose some guiding principles to maintain consistency of operation and fairness across the scope of residential areas—sort of a "global" view so to speak.

5. In what direction would we like to see the county move?

A. What we would appreciate are some guiding rules at the county level that give us some "backbone," some controls to fall back upon, yet offer the flexibility needed to promote community decisions that permit us to maintain our specific residential character revolving around the arts and cultural activities. We do not want to assume total control of zoning decisions. We do not want to be zoning commissioners, making decisions in situations where neighbor is pitted against neighbor. The vehicle: the variance? Other?

B. We would like to see the county acknowledge that "arts and crafts" and businesses are separable in residential areas. We are not, nor do we want to be, a commercial district where signs, noise, vehicle traffic, parking, employee issues, etc. erode the intended nature of the community. We recognize that in this age of technology, defining business vs. creativity is difficult. Yet, there is a really simple way to look at this. Businesses that change the overriding atmosphere and intent of any residential environment are counterproductive to the continual residential nature of that environment and should

not be permitted.

In closing, thank you for the opportunity to put our ideas forward.

Respectfully submitted,

Gail W. Rinehart, Trustee, Village of Arden

## Receipts Trustees Report

### Village of Arden

Receipts and Bank Balances March 25, 1998 to May 31, 1998

#### Balance in Bank March 25, 1998

183,742.85

#### Receipts:

Grants	31,795.30
Interest & Dividends	844.48
Land Rent:	
Past Fiscal Year(s)	1,985.55
Present Fiscal Year	154,239.60
Future Fiscal Year(s)	1.01
Meadow Lane Access Rent	268.80
Memorial Garden Donations	740.00
Miscellaneous	179.33
Rights of Way:	
Cable TV	0.00
Roads	0.00
SUBTOTAL Receipts	190,054.07
Redeemed Investments	+ 30,000.00
New Investments	- 272,000.00
<b>TOTAL RECEIPTS</b>	<b>(51,945.93)</b>

Receipts & Starting Bank Balance	131,796.92
Expenditures Against Budget	- 33,601.84
<b>Balance in Bank as of May 31, 1998</b>	<b>98,195.08</b>

#### NOTE: Investment Position

Arden Building and Loan	60,000.00
Vanguard Money Market	278,027.87
Other:	
<b>TOTAL Investment Position</b>	<b>338,027.87</b>

Signatures:

Trustee:

Admin. Assist:

*Gail W. Rinehart*

*Elizabeth Vukobratovic*



## Expenditures Trustees Report

## Village of Arden

Expenditures Against Budget March 25, 1998 to May 31, 1998

Budget Item	Budgeted Amount	Expenditures F.Y. to Date	Expenditures Since Last Report
<b>Committees:</b>			
Archives	3,780.00	364.00	364.00
Buzz Ware Village Center	1,000.00	38.13	38.13
Buzz Ware VC: Renovation	8,000.00	3,627.92	3,627.92
Centennial Celebration	2,000.00	0.00	0.00
Civic: Commons & Forest	14,000.00	1,514.62	1,514.62
Civic: Roads	14,000.00	2.25	2.25
Civic: Special Clean-Up	2,200.00	499.61	499.61
Civic: Trash Collection	34,000.00	5,466.18	5,466.18
Community Planning	1,500.00	0.00	0.00
Com. Plan.: Grant Match Funds	3,000.00	0.00	0.00
Legislative Reference	300.00	0.00	0.00
Playground	1,550.00	365.00	365.00
Registration	3,100.00	395.27	395.27
Safety: General	900.00	256.21	256.21
Safety: Town Watch Coordinator	2,268.00	378.00	378.00
Welcome Hither	250.00	0.00	0.00
<b>Salaries:</b>			
Assembly Secretary	5,214.00	790.00	790.00
Bookkeeping Services	2,139.00	324.00	324.00
<b>Other Line Items:</b>			
Donations: ACRA	700.00	700.00	700.00
Donations: Arden Library	400.00	400.00	400.00
Donations: Arden Page	1,050.00	1,050.00	1,050.00
Donations: Fire Companies	850.00	850.00	850.00
Gold Hall Rental	650.00	650.00	650.00
Telephone	360.00	47.33	47.33
Contingencies	2,000.00	0.00	0.00
<b>Items Not Subject to Referenda</b>			
Memorial Garden Fund		803.41	803.41
Civic: Grants	6,000.00	0.00	0.00
Com Plan.: Grants		11,112.71	11,112.71
Taxes: New Castle Co. Prop.	55,765.00	5.83	5.83
Taxes: School	144,129.00	15.22	15.22
Administrative: Auditing	3,000.00	1,300.00	1,300.00
Administrative: Insurance	7,000.00	0.00	0.00
Administrative: Legal	10,000.00	0.00	0.00
Administrative: Office Rent	2,100.00	350.00	350.00
Administrative: Operations/Fees	4,500.00	664.97	664.97
Administrative: Payroll Taxes	1,600.00	601.70	601.70
Administrative: Salary Ad. Asst.	8,736.00	1,456.00	1,456.00
Less Accrued Taxes		(236.62)	(236.62)
<b>TOTAL</b>	<b>346,041.00</b>	<b>33,601.84</b>	<b>33,601.84</b>

Notes:

(a) Division of Arts: \$3,116.67  
Traffic Calming: \$7,996.04

## Page 3 of Auditing Report from Trustees Report

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.  
 COMBINED STATEMENT OF REVENUE, EXPENSES AND  
 CHANGES IN FUND BALANCES - GOVERNMENTAL FUND TYPES  
 FOR THE YEAR ENDED MARCH 24, 1998

	Trustees of Arden			Special Revenue Funds Village of Arden, Inc.			Totals (Memorandum Only)	
	General Fund	Municipal Street Aid Fund	Village Center Fund		1998	1997 (As Restated)	March 24, 1997	
<b>REVENUES</b>								
Allotment - State of Delaware	\$ -	\$ 16,753	\$ -		\$ 16,753	\$ 12,639		
Grants - State of Delaware	14,620	-	-		14,620	-		
Land rentals	310,429	-	-		310,429	318,863		
Installment on sale of road's right of way	3,696	-	-		3,696	2,779		
Installment on sale of cable right of way	1,437	-	-		1,437	1,230		
Investment income	12,758	-	244		13,002	12,495		
Rent and maintenance payments	-	-	18,500		18,500	18,180		
Miscellaneous income	3,672	-	3,441		7,113	7,990		
<b>TOTAL REVENUES</b>	<b>\$346,612</b>	<b>\$ 16,753</b>	<b>\$ 22,185</b>		<b>\$385,550</b>	<b>\$374,176</b>		
<b>EXPENSES</b>								
General	\$ 98,808	\$ 19,780	\$ 18,231		\$136,819	\$113,930		
Property taxes	198,021	-	-		198,021	197,881		
Administrative	34,283	-	-		34,283	36,154		
<b>TOTAL EXPENSES</b>	<b>\$331,112</b>	<b>\$ 19,780</b>	<b>\$ 18,231</b>		<b>\$369,123</b>	<b>\$347,965</b>		
<b>EXCESS (DEFICIT) OF REVENUE OVER EXPENSES</b>	<b>\$ 15,500</b>	<b>\$ (3,027)</b>	<b>\$ 3,954</b>		<b>\$ 16,427</b>	<b>\$ 26,211</b>		
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<b>122,603</b>	<b>15,838</b>	<b>9,314</b>		<b>147,755</b>	<b>121,544</b>		
<b>FUND BALANCES - END OF YEAR (Page 2)</b>	<b>\$138,103</b>	<b>\$ 12,811</b>	<b>\$ 13,268</b>		<b>\$164,182</b>	<b>\$147,755</b>		



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**TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.  
STATEMENTS OF EXPENSES - GENERAL FUND  
FOR THE YEARS ENDED MARCH 24, 1998 AND 1997**

	General Expenses	Property Taxes	Administrative Expenses	Totals (Memorandum Only) March 24,	
				1998	1997
Archives, General Fund committee expense	\$ 4,212	\$ -	\$ -	\$ 4,212	\$ 3,021
Buzz Ware Village Center	3,378	-	-	3,378	1,256
Civic:					
Commons and Forests	12,991	-	-	12,991	13,648
Grants	6,000	-	-	6,000	6,000
Roads	13,327	-	-	13,327	9,179
Special Clean-up	2,072	-	-	2,072	1,627
Trash collection	32,559	-	-	32,559	31,622
Community planning	8,840	-	-	8,840	90
Legislative reference	-	-	-	-	697
Playground committee expense	1,300	-	-	1,300	1,305
Registration committee expense	2,785	-	-	2,785	2,720
Safety committee expense	2,760	-	-	2,760	2,576
Welcome Hither	111	-	-	111	122
Salaries - Secretary	4,644	-	-	4,644	6,444
Donations:					
ACRA	700	-	-	700	700
Arden Library	400	-	-	400	400
Arden Page	1,000	-	-	1,000	450
Fire Companies	850	-	-	850	850
Rent - Guild Hall	650	-	-	650	600
School, county and property taxes	-	198,021	-	198,021	197,881
Telephone - town	229	-	-	229	191
Auditing	-	-	3,800	3,800	2,900
Insurance	-	-	6,584	6,584	4,970
Legal	-	-	3,203	3,203	11,500
Office rent	-	-	2,100	2,100	2,196
Miscellaneous	-	-	6,539	6,539	4,411
Payroll taxes	-	-	1,425	1,425	1,441
Salaries - Administrative assistant	-	-	8,736	8,736	8,736
Salaries - Treasurer	-	-	1,896	1,896	-
<b>TOTAL FUNCTIONAL EXPENSES (Page 3)</b>	<b>\$ 98,808</b>	<b>\$198,021</b>	<b>\$ 34,283</b>	<b>\$331,112</b>	<b>\$317,533</b>

The accompanying Notes to Financial Statements are an integral part of these financial statements.

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**TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.  
STATEMENTS OF EXPENSES - SPECIAL REVENUE FUNDS  
FOR THE YEARS ENDED MARCH 24, 1998 AND 1997**

	Totals (Memorandum Only)				
	General Expenses	Property Taxes	Administrative Expenses	March 24, 1998	1997
<b>MUNICIPAL STREET AID FUND</b>					
To general fund - road					
right of way	\$ 3,696	\$ -	\$ -	\$ 3,696	\$ 2,780
Road expense	16,084	-	-	16,084	9,344
Signal installation	-	-	-	-	1,020
Total (Page 3)	<u>\$ 19,780</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,780</u>	<u>\$ 13,144</u>
<b>VILLAGE CENTER FUND</b>					
Salary - custodian	\$ 4,920	\$ -	\$ -	\$ 4,920	\$ 4,800
Maintenance and supplies	7,547	-	-	7,547	8,131
Payroll taxes	455	-	-	455	444
Utilities	<u>5,309</u>	<u>-</u>	<u>-</u>	<u>5,309</u>	<u>3,913</u>
Total (Page 3)	<u>\$ 18,231</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,231</u>	<u>\$ 17,288</u>

The accompanying Notes to Financial Statements are an integral part of these financial statements.

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**TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.**  
**STATEMENT OF EXPENSES - BUDGET & ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED MARCH 24, 1998**

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
Archives, General Fund committee expense	\$ 3,780	\$ 4,212	\$ (432)
Buzz Ware Village Center	25,475	3,378	22,097
Civic:			
Commons and Forests	13,000	12,991	9
Grants	6,000	6,000	-
Roads	14,000	13,327	673
Special Clean-up	2,000	2,072	(72)
Trash collection	33,000	32,559	441
Community planning	4,500	8,840	(4,340) → 312-73
Legislative reference	300	-	300 85194
Playground committee expense	1,300	1,300	-
Registration committee expense	3,100	2,785	315
Safety committee expense	3,120	2,760	360
Welcome Hither	250	111	139
Salaries - Secretary	5,108	4,644	464
Contingencies	2,000	-	2,000
Donations:			
ACRA	700	700	-
Arden Library	400	400	-
Arden Page	1,000	1,000	-
Fire Companies	850	850	-
Rent - Gild Hall	650	650	-
School, county and property taxes	203,100	198,021	5,079
Telephone	360	229	131
Auditing	3,000	3,800	(800)
Insurance	6,000	6,584	(584)
Legal	2,000	3,203	(1,203)
Office rent	2,100	2,100	-
Miscellaneous	6,000	6,539	(539)
Payroll taxes	2,000	1,425	575
Salaries - Administrative assistant	8,736	8,736	-
Salaries - Treasurer	2,086	1,896	190
<b>TOTAL FUNCTIONAL EXPENSES</b>	<b>\$344,914</b>	<b>\$331,112</b>	<b>\$24,802</b>

The accompanying Notes to Financial Statements are an integral part of these financial statements.



**6. Safety:**

(1) "STOP" lines have been painted on the road at the trip points on Orleans Road to change the traffic signal. Previously, the committee came to this Assembly requesting permission to install signs on each side of the road to inform drivers of the stop point. That request was denied. We will evaluate the effectiveness of the painted sign effort and report back to the September meeting if we feel a posted sign would be a better alternative. The problem is drivers stop beyond the tripper and fail to change the light. While on the subject of the light, we again ask pedestrians to use the push button signal to change the light. Many folks still cross without changing the light which is a danger to them. Remember, one of the major arguments for getting the light was because of the pedestrian volume between both sides of town. A by-product of changing the light is it stops traffic on Harvey Road—a temporary "calming" until more permanent features can be installed.

(2) Please take the time this summer to view our test painted "No PARKING THIS SIDE" sign on the east side of Meadow Lane near the intersection with Harvey. This could be an alternative to a posted sign. The benefits would be financial and, according to your own perspective, aesthetics. Remember, these are in areas where we need to have posted "No Parking." How we post it is a matter of taste.

(3) We soon will have a new sticker for violators of no parking areas.

Respectfully submitted,

Tim Colgan, chairperson

**Discussion:** Officer Paul Neal lives on Grubb Road and know that Arden has an active Community Watch. See Tim if you would like to participate in Community Night Out. In regard to the new parking violation labels: Bright neon color, difficult-to-remove adhesive, and size act as a deterrent. The labels will be put on lower right-hand corner of front window.

Report approved.

**7. Registration:**

The Registration Committee was convened on May 23. Current members are: Beverly Barnett, Jennifer Borders, Liz Broadbent, Sharon Kleban and Cecilia Vore. Cecilia was elected chairperson. The budget referendum and ballots for the Board of Assessors will be mailed October 15, 1998, and ballots will be counted on November 5. The current number of eligible voters is 393.

Respectfully submitted,

Cecilia Vore, chairperson [Read by secretary for chairperson who could not attend.]

Report approved.

**8. Playground:**

Chairperson Rich Bloom informed the meeting that the committee had completed a part-by-part inspection of equipment in April. A delivery of mulch was mixed with soil to soften the mixture and make it more acceptable for toddler playground use.

Report approved.

**9. Legislative Reference:**

John Stevenson had no report. Yvonne King, the convener, will schedule the new committee's first meeting.

Report approved.

#### 10. Community Planning:

##### **Arden Community Planning Committee**

##### **PHYSICAL FUTURE**

- **Sherwood Green**

A community meeting was held with landscape architect Gary Smith on plans for the Sherwood Green. Gary seems to have a good sense of Arden and what we're looking for. There was a good discussion, and most people seemed to feel that Gary was moving in the right direction. Gary will present the first draft of his plan tomorrow night (June 23) at 7:30 p.m. at BWVC.

- **Millers Road/Lower Lane/Walnut Lane intersection**

Two meetings were held with the residents around this intersection as well as representatives from Safety and Civic Committees, and Ardentown's Civic Committee. Working with the residents, we outlined the problems and issues at the intersection and developed several plans to address them. This intersection has some serious safety problems. Of the three plans developed, the residents agreed to a trial run of Plan A to see how it works before permanent changes are made to the intersection. Any plan implemented includes making the intersection a four-way stop.

**PLAN A** basically consists of narrowing the intersection significantly and reducing the amount of paved area. A point of land will be extended into the intersection from the Barry's to the level of Roberts' property on Walnut Lane. In addition, a bulge of land will be added adjacent to the Zylkin's property. The entrance to Lower Lane would be wide enough for only one car. Lower Lane would be closed at Harvey Road, making it a dead-end street, much like St. Martin's Lane, Pond Lane and several others around town. The entrance to Lower Lane would be appropriately marked with signage to indicate either no outlet or dead-end. The only access to the four residences on Lower Lane would be from Millers Road. The area of Lower Lane that would be closed off would easily become an extension of The Sweep, connecting this larger area with the small area where the Stile is, making it a continuous stretch of parkland. There are nine other roads that lead from Harvey Road into this side of Arden, so there is still ample access to this side of town. We've checked with DelDOT, and since Lower Lane is a private Arden Road, there are no state requirements that would prevent this.

This plan will accomplish several things:

—Coming down Miller's Road, instead of a wide open expanse of pavement, you'll see a barrier (such as landscaping) in the road. Creating the perception of something in the roadway ahead is a key tenet of traffic calming in that it tends to make people slow down. Traffic will actually have to turn left and then again right to follow Miller's Road.

—Cars coming out of Lower Lane will be clearly visible to all traffic. Currently, they have to be well into the intersection before they are visible from all directions.

—Bringing the point out from the Barry's will provide a barrier, so that traffic will not be headed directly at Robert's house, which was a major concern to them.



—Turning either left or right on to Lower Lane from Harvey Road is extremely dangerous. Eliminating this turn not only enhances safety on Harvey Road but will enhance safety in Millers Road intersection. A nice side benefit is that it eliminates pavement while adding to parkland.

We believe this plan will address most of the safety and traffic issues at this intersection. The only problem it will not address is the cut-through traffic on Millers Road from Harvey Road. However, making Millers Road a slower road to travel will hopefully work toward this.

The cost estimate to make these changes is approximately \$30,000. This includes removing existing asphalt and curbing, installing new asphalt and new curbing and addressing drainage issues. Right now this large area of pavement is funneling all the runoff from Millers Road and Walnut Lane into one drain near Zylkin's and Lower Lane.

The residents also had several other suggestions, including posting signs at either end of Miller's Road that say local traffic only from 6 a.m. to 9 a.m. and 4 p.m. to 6 p.m.

What we would like to do now is get town approval to proceed with putting up temporary barriers of some sort to try this plan, including the changes in the Millers Road intersection and closing Lower Lane at Harvey. After a trial run period of a month or two, Safety, Civic and Community Planning will again meet with the residents to evaluate whether or not this plan has impacted the problems. We also plan to work with local emergency responders to ensure they are comfortable with it. If the result is positive, we would move forward with permanent changes. If the result is not what we anticipate, we will look at other solutions. This will enable us to come up with the best solution before we break ground on anything.

It's also important to note that this should be the first step in addressing the full length of Miller's Road. Already there are a number of cars who use this as an alternative to Harvey Road, particularly during rush hours. As we proceed with traffic calming on Harvey Road, this problem will only increase. Every traffic calming professional we have talked to, including LDR, the firm hired to design a plan for Harvey Road, have cautioned that when traffic calming is implemented on a road, traffic will move to adjacent streets. In our case, that is Miller's Road, because it runs parallel to Harvey from Marsh to Montessori.

[The chairperson also submitted a letter in support of the plan by six residents on Millers Road who could not attend the meeting.]

#### • Harvey Road

On Thursday, June 18, LDR presented their plan for traffic calming on Harvey Road to more than 50 residents of the Ardens. The plan consists of gateway entrances at both ends of Harvey Road and 17 traffic calming devices in between. These devices range from islands to speed tables to pedestrian pathway treatments. The plans are on display here if you haven't already seen them. This plan is designed to bring the average speed on Harvey Road to 25 mph.

Beverly Barnett has worked very hard to forge a relationship with Claymont Fire Company to ensure that they are comfortable with this plan. LDR met with the fire company and discussed some viable alternatives that will achieve the calming effects that we're looking for while meeting the needs of the fire company.

The Harvey Road Traffic Calming Council will be meeting to evaluate the plans in detail, including some on-site evaluations on Harvey Road. This issue continues to be an ongoing



*Community Planning Report continued*

ing opportunity for the three Ardens to work together toward a common goal.

The plans will continue to be on display at BWVC. Your comments are welcome and should be directed to any member of the Harvey Road Group or to Beverly. LDR will return on July 15 with a final plan that incorporates our comments.

DelDOT is planning to repave I-95 from the city of Wilmington to the Pennsylvania state line in the year 2000. In preparation for that they have formed a working group, with community representation to address traffic diversion during construction. The Ardens are represented on that working group by Beverly Barnett and myself as alternate. Harvey Road could be a major route for a lot of this diverted traffic.

Our neighbors at the end of Grubb Road recently won a small victory in court. They filed a law suit against the car wash planned to go in near the Brandywine Town Center on Naamans Road, citing dangerous access issues along the road. The judge ruled in favor of the citizens. The car wash sits in the middle of 14 acres of designated parkland, and the judge also ruled that variances that permit such incapable uses should be not be permitted. This is a legal point that may help us in the future, particularly with the Naamans Creek Watershed. These citizens have supported us on Harvey Road issues and recently started their own drive 25 campaign. Ardentown has supported them by contributing \$50 to help defray their legal costs. With the approval of town meeting, Community Planning would also like to show our support with a \$50 donation from our budget.

- **Zoning**

On June 16, Community Planning sponsored a discussion with Trustee Gail Rinehart on zoning issues in Arden. Many current zoning issues can be handled through variances. It was suggested that the Trustees publish how they handle variance requests so there's a better understanding of that process among leaseholders. Gail is also serving on the County Task Force looking at how to rewrite zoning codes focusing on home-based businesses. The group encouraged a continued effort to explore options that mesh county zoning with the Arden's cultural heritage.

- **Kamin**

Kamin is for sale. Rumor is that the asking price is \$2 million. The question is, other than a commercial entity, who can afford it, and what will be the impact on the Ardens if it is bought by a commercial group?

## **CULTURAL FUTURE**

- **Landmark Status**

Several residents of the Ardens received training from the National Park Service on how to document the cultural landscape of the Ardens.

- **Arts Assessment**

We've received the final report on the Arts Assessment and Mary Marconi will report on that.

[Committee person Mary Marconi summarized the Arts Assessment findings]

**Arts Assessment:**

Summary vs. the Entire Report:

Please take time to read the entire report or at least parts of it. Copies will be available in the Arden Library in about three weeks, also if you want a copy we can provide one for the cost of copying.

The reason I say take the time is because the report is basically Arden Voices talking about the Ardens:

A meeting was held on May 1 to form work groups to begin carrying out recommendations. Approximately twelve people attended. I agreed to act as a liaison with the Community Planning Committee and as a clearinghouse for ideas. In the next few months, we need to formalize this process and establish procedures for implementation.

During the process people said that it would be nice to have a directory or listing of Arden artists so we distributed An Arden Artists' Questionnaire. So far we have over 80 responses.

**A Summary of the Ardens' Arts Assessment Report**

Purpose:

- Examine the community's arts resources
- Identify issues that would benefit from additional planning

Participation:

- Focus Groups: 78 residents in eight groups
- Survey: 176 responded; 35% of the 500 delivered
- Interviews: 22 residents

Findings:

- One third of the survey sample said they learn or practice some form of art.
- One in ten of the survey sample is a professional artist.
- The arts are not marginalized; they are integrated into the fabric of the community.
- The Ardens remain an intentional community, for residents act deliberately to sustain the community.
- Residents were aware of their history and were deliberately acting in keeping with a set of founding principles.
- The distinction between artist and non-artist is blurry The Ardens are a haven for artists, craftspeople, performers, writers, and other creative people; they inspire people to express themselves creatively.
- Residents share values that accept diversity, honor volunteer work, and assume people are inherently creative.
- The community has an infrastructure that makes it simple for someone with a creative idea to make it happen.

*Community Planning Report continued***Recommendations:**

1. Coordinate a temporary "Arts Forum" to facilitate the organization of working groups around the following specific interests:
  - Arts education for both adults and children
  - Arts & craft exhibitions: the Arden Fair; develop an Arden Arts Loop; exhibit art work in community buildings & public spaces; seek funds for lighting fixtures and to build temporary exhibition structures and display cases
  - Networking opportunities and exchanges among artists & craftspeople
2. Develop a permanent exhibition space within existing buildings that could also serve as an informal gathering place.
3. Protect the diminishing stock of rental housing and residents' historic right to operate unobtrusive home-based businesses.

Copies of the entire report will be available at the Arden Library.

**Discussion on Arts Assessment:** Why was the recent grant proposal for displays with lights submitted by a spin-off group from Arts Assessment Subcommittee not supported by Community Planning?

**Response:** The group needed to structure itself with a chairperson and the proposal needed to be better thought out, such as storage, management of equipment and scheduling, grant financial responsibilities, and time to review the project. An Artists' Guild might be a better way to get organized. The grant can be applied for next year.

Community Planning supports the artists and feels that its a great idea that they are looking at these issues. We encourage their continued energy and creative ideas in this area. Yesterday the group looking at enhancing visibility of the arts presented us with a proposal for a grant and asked us to sponsor it and assume responsibility. The proposal raised many questions and issues. Because of that, unfortunately it was a unanimous decision of the committee members in town that we could not support this grant for many reasons.

This fell into our hands at the last minute, and it is unfortunate that this opportunity will be missed. However, the committee feels that if this group organizes into some sort of structured entity, such as an Artists Guild, and does some research, they will find many other opportunities for grants and assistance for these kinds of activities. In fact, this particular NEA grant will most likely be available again next year with additional funding. Community Planning suggests this group develop a cohesive plan with strong research into the appropriate equipment and apply again. We also strongly suggest that this group explore the possibilities of forming an Artists Guild of the Arden Club. This would solve many of the logistical problems that they encountered with this grant proposal and that they will most likely face again with future grant proposals.

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**Discussion on Walnut/Miller/Lower Lane intersection proposal:**

A resident questioned whether the Harvey Road Calming efforts will increase traffic on to Miller as a alternate route. His understanding from the consultants was that it would not. The resident also expressed an opinion that the road is calm now, visibility is good, and



that the closing of Lower at Harvey would mean Lower Lane residents would have to use the intersection twice as much to access their homes and that the dead-end street could become a hangout for teenagers. Another resident was concerned that, if Lower Lane became a dead-end, large trucks, such as package delivery vans, would have difficulty turning around and would be backing up into the intersection. This is a potential safety hazard. The resident was also concerned that the drainage in the area is already poor and that any new road work would have to be carefully graded. A resident questioned how the trial period would be able to evaluate results if no baseline of traffic volume and speed had been established beforehand. The poor placement of the current stop signs was noted by several speakers. A resident commented that his young children who live on the intersection are not allowed to ride their bikes into the intersection because of his safety concerns. Many drivers are confused and looking for the Candlelight Music Theater and are not familiar with the intersection. A resident commented that, according to the traffic planners, 5% of cars could be diverted to Miller if traffic calming program is completed on Harvey (700 cars diverted).

**Motion:** Community Planning moves that the town consider a two-month trial run of (1) Closing off Lower Lane at Harvey Road and (2) narrowing of intersection on Miller/Walnut/Lower Lane.

**Seconded:**

**Discussion continued:** Shouldn't we just put up 4 stop signs first? **Response:** By direct observation, committee feels drivers will ignore stop signs or just do a rolling stop. Will closing Lower impact on craft people living on that road? Will cars for one leasehold that was exempted still be able to park on Miller? **Response:** Yes. On resident commented on the estimated budget of \$30,000 as an excessive amount of money to spend on one intersection and suggested that the town should first try 4 stop signs and speed bumps. Some residents spoke in favor of just implementing one and not both of the changes (the closing of Harvey or just the intersection narrowing).

**A motion was made of splitting the motion into two sections:**

**Seconded.**

Vote 25 in favor of splitting, 26 against splitting the original motion.

**Vote on original motion was taken:** 36 in favor, 16 against.

**Discussion on zoning:** Shouldn't we have a panel discussion on the advisability of Arden taking back some zoning responsibilities? A panel could present the pros and cons, rather than just have one presenters opinions on the subject.

11. **Civic:** The spring walkabout was on April 25. We were accompanied by a representative of E. Earle Downing Inc., our roads contractor. His assistance helped us to determine which repairs were a priority. It also enabled them to return a contract proposal to us in very short order. Their proposal was reviewed at the Civic Committee meeting on May 27 and the contract for the repairs has been released. This work includes the installation of piping to resolve the drainage problems at the lower end of Hillside.

We are aggressively pursuing permits for all work done on town roads or right-of-way from public utilities and private contractors.

The debris from this year's woods cleanup was so small that next year we will not use dumpsters (saving us \$300 to \$400). Instead we will allow the trash to be taken with the special trash pickup.

Bev Barnett has requested permission from Civic to improve the area across from her

*Civic Committee Report continued*

leasehold with the goal of encouraging wildlife and native plants. The committee approved.

**Motion:** The committee makes a motion to encourage individuals to join this effort [common land improvement] in other areas of the community. Improvements in the common areas must be with Civic Committee approval of individual plans and in conformity with the Forest Stewardship Policy.

**Motion seconded and the vote was to approve.**

A new contract with our trash hauler has been signed. The contract represents a 9% increase from the last contract.

There have been complaints about the use of telephone poles for the placement of signs. While Civic committee has no control of this, we request that nearby leaseholds remove unwanted signage.

We are investigating new columns for the Field Theatre and are planning to finish Patro's Path along with other areas of the Stile Path. We have a \$4000 village grant to assist us in this endeavor.

We are also considering putting up short sections of split rail fence (i.e. The Sweep) to stop vehicles from turning around on common areas.

The Forest Stewardship Policy, drafted by Alton Dahl, follows:

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**FOREST STEWARDSHIP POLICY**

June 22, 1998

**1. Objectives and Principles****A. Arden's Objectives**

The Village of Arden has two objectives in its stewardship of the village forests:

1. Preservation of a natural ecosystem including appropriate wildlife habitat
2. Enhancing resident's interaction with and enjoyment of this natural environment

**B. Principles**

These general principles have guided the development of stewardship policy and should be taken into consideration in interpreting and applying them:

1. Arden desires to allow nature to be the principal creator of change within the forests.
2. The Arden forests are too small in size to resist naturally the invasive action of the surrounding developed environment.
3. Human actions associated with enjoyment of the natural environment can impact negatively on it.
4. Management of the forests to achieve the two objectives will require intervention to balance the priorities of these principles.
5. The Civic Committee of the Village Assembly is the village governmental body with overall responsibility for care and management of the forests. Moneys required for these activities are included in their line item in the annual village budget and oversight



of this budget is their responsibility. The Civic Committee reports regularly to the Village Assembly.

6. The forests in Arden are part of a larger natural system made up of tracts belonging to Ardentown and Ardencroft as well as the Hanby Trust and private landowners in Indian Field, Wilmington Montessori, St. Edmund's and Windy Bush. Arden desires to cooperate with all of these stewards to maximize the effectiveness of the overall stewardship program.

## **II. Management Guidelines**

### **A. Boundaries**

#### **1. Policy**

a. The Village of Arden has set aside large tracts of land designated as the Arden Woods and the Sherwood Forest for public use and enjoyment. Private use of these lands for purposes other than individual enjoyment of nature is not allowed without specific authorization. See the survey of Vandemark and Lynch Inc. (7265-7202-B) July 9, 1962 with revisions through 1974 for specific description of these parcels.

b. Boundaries of the forests will be clearly and suitably marked at reasonable intervals with markers which do not detract from the natural setting desired in the forests.

c. Residents are not allowed to encroach on the public lands adjacent to their leaseholds in any way that is inconsistent with Arden's forest objectives.

d. Neighbors living outside of Arden and adjoining the forests are not allowed to encroach in any way on the Village forest lands adjacent to their properties.

#### **2. Responsibilities**

a. The Civic Committee is responsible for monitoring encroachment into the forests from either leaseholders or neighbors.

b. The Trustees and the Civic Committee have joint responsibility for enforcement of the encroachment policy.

c. The Civic Committee has been given responsibility by the Village for making rules associated with use of the forests.

### **B. Erosion Control**

#### **1. Policy**

##### **a. Intermittent water flow**

The first line of defense against erosion is control of the source of water causing the problem. Intermittent water flow into the forest from roads, leaseholds or sources outside the village property should be recharged into the ground where feasible, stored and released into the forest over time, slowed as much as possible before entering the forest, etc.

The second line of defense, where problems from intermittent flows cannot be stopped at the source, is to diffuse the water entering the forest in such a way that erosion is no longer a problem.

The third line of defense will be to create coffer and weirs to reduce water velocity in the erosion channel to minimize further loss of soil through erosion.



*Civic Committee Report continued***b. Stream Surges**

The first line of defense is similar to the case of intermittent flows—control of the source spreading out the surges over time and recharging aquifers as much as possible. Cooperative efforts within the context of the Naamans Creek Watershed Association or political associations such as CCOBH are expected to be most effective in dealing with this problem.

Failure to deal with the water surges at the source will require a decision to allow a stream bank to widen or to reinforce the bank and channel the water flow. This decision will be made by considering the specific location and the expected impact of stream widening.

**2. Responsibilities**

a. The Civic Committee is responsible for monitoring the forests for erosion problems.

b. Residents are expected to control the water coming from their leaseholds. The Civic Committee as a part of their monitoring responsibility will notify any leaseholders of problems associated with their leaseholds. The Trustees are responsible for dealing with any unresolved leaseholder problems.

c. The Civic Committee is expected to control water coming from roads or commons.

d. Neighboring residents and their civic organizations are expected to control runoff from their streets and properties. The Civic Committee with the cooperation of the Trustees of Arden will deal with any problems arising from improper actions of neighbors.

e. The Village of Arden will seek active cooperation of its trustees and the other Arden villages in dealing with outside agencies, associations and political groups to work on controlling water surges in the Naamans Creek watershed (including Perkins Run). The Community Planning Committee is responsible for organizing this cooperation.

**C. Alien Invasive Plants (maintaining plant diversity)**

Local cultivation of many species of plants from foreign ecosystems has resulted in inadvertent introduction of plants into our forests for which there is no locally-evolved population control. Some of these propagate rather slowly and do not tend to move far from their original location, but others are quite invasive, move and propagate aggressively, displacing the native plants and creating a monoculture of the alien plants.

Some of these plants are considered valuable in the controlled garden environment of a leasehold. Examples are English ivy (*Hedera helix*), pachysandra (*Pachysandra terminalis*) and myrtle (*Vinca minor*). A few were thought to be nice in the garden but turned out to be too much even there—lesser celandine (*Ranunculus ficaria*) being one of the worst. Some others in our woods are kudzu, Japanese honeysuckle (*Lonicera japonica*) and multiflora rose. The principle woody alien is the Norway Maple (*Acer platanoides*). This tree is used as a dense shade tree on some leaseholds, but it seeds in quickly and will out compete native trees in the forest and prevent their propagation. Arden forests are not badly infested with Norway Maples at this time, but the Naaman's Creek hillside in Ardentown is completely infested.

## 1. Policy

a. The policy of the Village of Arden is to prevent the infestation of the forests by invasive alien plants and to reduce and control those which have crept in during the first 98 years.

## 2. Responsibilities

a. The Civic Committee has primary responsibility for monitoring the forests for invasive aliens. They will maintain a list of plants which should be prevented from escape into the forests. Publicity of this list and action needed by residents should be done by the Civic Committee.

b. Leaseholders are responsible to prevent the infestation of the forests by the identified plants coming from their leaseholds. Where past action or inaction has resulted in forest infestation adjacent to the leasehold, the leaseholder will cooperate with the Civic Committee in removing the problem.

c. Neighbors of the forests are expected to prevent escape from their property of the species of concern. It is the responsibility of the Civic Committee to educate the village's neighbors about this problem, to monitor for problems and to cooperate with the Trustees in seeking compliance.

## D. Trails and areas of repose

### 1. Policy

a. Fulfilling Arden's objective to enhance residents' interaction with and enjoyment of the natural environment requires public access to the forests. Walking trails and appropriate resting places are provided to meet this objective.

b. Since maintenance of trails can be in conflict with the objective to preserve the natural ecosystem, judgments and priority setting will be routinely required.

c. The following guidelines will be used in resolving these conflicts:

—Adequate trails should be maintained to provide access to all large areas of the forests.

—Trails are not necessarily maintained to all weather standards nor always suitable for walking in normal street shoes.

—Trails should be clearly defined so that walkers are encouraged to use them, but markings should be such as to minimize distraction from the natural ecosystem.

—Any improvements to the trails such as bridges or erosion control structures should be made as naturalistic as possible.

—Poison Ivy or other dangerous plants should be discouraged from growing near the trails.

—Trails should be cleared of undergrowth or fallen timber so that a person can pass without difficulty.

—Trails should be routed and constructed to avoid creating erosion problems in the trails or stream bank destruction.

### 2. Responsibilities

a. The Civic Committee has responsibility for planning, building and maintaining the trail system.

*Civic Committee Report continued***E. Harvesting wood****1. Policy**

a. Since the objective of the Village is to preserve a natural ecosystem in the forests, the general policy is to leave all wood where it falls.

b. Trees which fall in a way that obstructs trails or creates potential erosion problems will be cleared to prevent these problems.

c. Wood harvested in this way should be made available to the Arden Club for public use or to residents for their individual use. Motorized vehicles used in harvesting wood require special permit from the Civic Committee which will be issued only in circumstances consistent with the objective of preserving The ecosystem.

**2. Responsibilities**

a. The Civic Committee has all responsibilities for decisions, implementation and monitoring of the harvesting of wood from the forests as described in this policy.

**F. Buildings or other construction****1. Policy**

a. Buildings or similar types of construction are not generally consistent with Arden's objectives of forest stewardship and are not allowed except as indicated in paragraph II.F.2. below.

**2. Responsibilities**

a. Construction which is deemed necessary to the proper stewardship of the forests or other village property may be proposed to the Village Assembly by the Civic Committee.

b. Any proposal for construction within the forest boundaries would require special approval of the Village Assembly.

**G. Cleaning up the forests****1. Policy**

a. In keeping with the desire to maintain a natural setting in the forests, no littering is allowed. Any trash will be removed.

**2. Responsibilities**

a. Users of the forests will take with them all trash they generate in the woods. They will also be encouraged to remove any other trash they can conveniently carry at same time.

b. The Civic Committee and the Community Planning Committee jointly organize a woods cleanup in the spring, when community volunteers participate in a morning of collecting whatever trash has accumulated over the past year.

**H. Procedures**

The Civic Committee will develop and maintain a procedures manual, including a calendar, spelling out the actions needed to fulfill its responsibilities as defined in this policy.

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Respectfully submitted by Rodney Jester, chairperson

Report approved.



## 12. Assessors:

## ASSESSMENT FOR LAND RENT DUE MARCH 25, 1999

## SECTION I

The assessment for land rent due on March 25 is presented in this report. The rental revenue from this assessment will provide adequate income to the Village to:

1. pay the county and school taxes levied on the Trust by outside taxing authorities.
2. maintain the community standard of living as indicated by recent referenda.
3. maintain a prudent reserve to insure the Village freedom in considering the next referendum on community expenditures.

The rental value of Arden's leaseholds varies from lot to lot. The differences in the value of these assessments were derived by estimating the additional, or reduced rental value of each of the following advantages or disadvantages: required size; exceptions from the county zoning "single family detached dwelling" (apartments or commercial); wooded and/or open vistas; and proximity to excessive traffic.

This year's assessment will leave a "Prudent Reserve" for the Village of 33% of total forecast expenditures. To forecast total expenditures the Assessors used information from the Three-year Budget Forecast prepared by the Budget Committee of the Village Assembly.

The Assessors have determined that the total land rent to be collected will be \$315,000. The amount to be collected is about 1% percent higher than last year's amount.

## DEFINITIONS

The **General Location Rate**, called **Rate A**, reflects a value all leaseholds share.

The **Multiple Dwelling Rate**, called **Rate B**, reflects the added value of those leaseholds that have the privilege under zoning regulations or allowance by the trustees of establishing and maintaining more than one dwelling unit on the leasehold. In applying this rate, the definition of a dwelling unit is an independent living facility for one or more persons, containing permanent cooking facilities (not a hot plate) and other permanent facilities for living, sleeping, eating and sanitation. Existence of a kitchen is an essential ingredient of a dwelling unit.

The **Lot Size Adjustment Rate** called **Rate C**, reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values. This rate further reflects the fact that most Arden lots are restricted to being the site of a single dwelling. The portion of the lot that accommodates that dwelling is more valuable than any portion of the leasehold that exceeds the minimum area required for one dwelling.

The **Commercial Rate**, called the **Rate D**, reflects the added value of leasehold permitted to accommodate commercial as opposed to residential use. This rate currently applies only to Lot #88.

The **Specific Location Factors** make adjustments to appropriate leasehold land rent in accordance with uniformly applicable rules.

## Assessors Report continued

**SECTION II**

The computation of rental revenue required from the Arden Trust is as follows:

1. A: The forecasted amount needed for the county tax .....	\$ 56,000
B: The forecasted amount needed for the school tax .....	45,000
C: The forecasted amount needed for administration of the Trust .....	37,000
D: The forecasted amount needed for additional community expenses ...	<u>103,000</u>
<b>TOTAL ITEM I - FORECASTED EXPENDITURES</b>	<b>\$341,000</b>

2. The amount needed to achieve at 1999/2000 year-end a prudent reserve target of \$113,000

33% of the Total of Item 1 calculated as follows:

1998/1999 reserve target .....	\$113,000	
Less actual reserve at 1 997/1998 year-end .....	(\$138,000)	
Plus forecast change in expenditures (due to higher tax obligations and community standard of living) .....	<u>\$9,000</u>	
	(\$16,000)	\$(16,000)
<b>TOTAL REVENUE REQUIRED</b> .....		<b>\$325,000</b>

The 1999/2000 Fiscal Year Rental Rates (year beginning March 25, 1999)

**General Location Rates**

**Rate A:** \$130 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold.

**Rate B:** 80% of Rate A. For each dwelling unit in addition to the first the leasehold is charged rent for 6,500 square feet at this rate, but is not charged for more than the actual area of the leasehold.

**Rate C:** 40% of Rate A. This rate is applied to that area of a leasehold in excess of the area charged the A and B rates.

**Base Land Rent:** The sum of the charges (in dollars) from applying the General Location Rates A, B, and C to the area of a leasehold.

**Rate D:** A surcharge of 75% of the Base Land Rent for the leasehold with no deduction for frontage on Marsh Road.

Specific Location Rates (or Factors)

1. Leaseholds adjacent to Arden or Sherwood Forests	... + 11 %
2. Leaseholds fronting on Arden or Sherwood Forest by being across the street	..... + 5%
3. Leaseholds adjacent to or fronting on a communal green	..... + 5%
4. Leaseholds adjacent to Harvey Road and/or Marsh Road which have frontage on an Arden road	..... -5%
5. Leaseholds adjacent to Harvey Road and/or Marsh Road which have no frontage on an Arden road	..... -10%

**Notes**

1. The specific location factor charges (in dollars) to be added to or subtracted from the sum of the Base Land Rent are obtained by multiplying the Base Land Rent for the leasehold by the appropriate specific location factors as given above.

2. A corrected forest or greens factor charge for a leasehold which has only a part of one side adjacent to or fronting on a forest or green shall be defined by multiplying the basic factor charge by the ratio of the actual fronting or adjacent footage to the total footage of that side of the leasehold.

### Rent Collection

The Trustees are requested to collect, by using the prescribed rates, the following approximate amounts:

From the general location rates .....	\$307,000
From the specific location rates .....	<u>\$8,000</u>
Land Rent to be collected .....	\$315,000
Revenue from fines, interest, etc. ....	<u>\$10,000</u>
TOTAL REVENUE .....	\$325,000

### SAMPLES OF BASE RENTALS

Lot Size (sq. ft.)	
10,000 .....	\$1,011.20
10,890 (1/4 acre) .....	1,056.77
20,000 .....	1,523.20
30,000 .....	2,035.20
40,000 .....	2,547.20
43,500 ( 1 acre ) .....	2,726.40

### EXAMPLES OF RENT CALCULATION

1. A 20,000 sq. ft. lot containing one dwelling unit, fronting on a Village Green and adjacent to Arden Forest:

6,500 sq. ft. X \$130/M sq. ft. ....	\$ 845.00
13,500 sq. ft. X \$128/M sq. ft. X 40% .....	<u>702.00</u>
Base Land Rent .....	\$1, 547.00
Forest Factor- \$1,523.20 X 11% .....	170.17
Greens Factor- \$1,523.20 X 5% .....	<u>77.35</u>
Total Land Rent .....	\$1,794.52

2. A 30,000 sq. ft. lot containing three dwelling units and adjacent to Arden Forest:

6,500 sq. ft. X \$1 28/M sq. ft. ....	\$ 845.00
6,500 sq. ft. X 2 X \$128/M sq. ft. X 80% .....	1, 352. 00
10,500 sq. ft. X \$1 28/M sq. ft. X 40% .....	<u>546.00</u>
Base Land Rent .....	\$2,743.00
Forest Factor- \$2,743.00 X 11% .....	<u>301.73</u>
Total Land Rent .....	\$3,044.73



## Assessors Report continued

3. A 30,000 sq. ft. Lot containing one dwelling unit with 75 feet of a 100 foot side fronting on Village Green:

6,500 sq. ft. X \$130/M sq. ft. ....	\$ 845.00
23,500 sq. ft. X \$1 28/M sq. ft. X 40% .....	1,222.00
Base Land Rent .....	\$2,067.00
Green Factor 2,067.00 X 75/100 X 5% .....	77.50
Total Land Rent .....	\$2,144.50

## 1998 Board of Assessors

## Vote on final report

Lew Aumack, Secretary

*Lew Aumack*

*abstain*

Bernard Brachman

*Bernard Brachman*

*yes*

Alton Dahl, Chair

*Alton Dahl*

*yes*

Carl Falco

*Rodney Jester*

Rodney Jester

*abstain*

*Carl Falco*

*yes*

Peter Renzetti

*Peter Renzetti*

*yes*

Steve Threefoot

*Steve Threefoot*

*yes*

Submitted by Alton Dahl, chairperson

**Additional comments by chairperson:** The assessors used the same procedures as last year with two exceptions: the base rate has increased from 128. to 130. and the forest factor has increased from 10% to 11%. There was not a consensus among the assessors on changing the minimum lot size. The surplus is larger this year than normal because all of money was not used last year; however, it is important to note that, if the surplus was not there, the land rent would be higher. About 20 years ago, Harold Monfort developed the foundation for the assessment that is used today.

**Discussion:** Alternate assessment(s) can be received at the September town meeting and, if 2/3 of voters at the September meeting vote to include alternate assessment(s) on the referendum, multiple assessments would go out to referendum.

Report received.

### 13. Buzz Ware Village Center:

The ACRA Childrens' Program began today. Some of our furniture will be in storage in the ACRA bin during the next month, but committees and other village groups using the facility will be happy to know that room 4 will be returned daily to a usable public condition by the staff.

Statistical results of the BWVC User Vision Survey are available on the reception table, and will be distributed through the usual channels. The committee really appreciates the help that citizens took to return the surveys and provided input into the future of the BWVC. Results of the survey indicated general satisfaction with the current operation of the center. Additional suggestions included development of the center with a focus on art, music, dance and other artistic endeavors. There is also interest in expanding the social use of the center as a coffee house and family entertainment area.

Survey findings presented tonight, which support input from the February focus meeting, are being used to develop a master plan for the center. An advisory committee, chaired by Lee Smith, an Ardentown architect, has been formed with representation from ACRA, Archives, Arts Assessment, Community Planning, Arden, Ardentown, and Ardencroft. This group has already met twice and will have a recommendation to the committee by early winter. The committee hopes to present this to the town in our January report.

This spring we finished the ceiling renovation to the Hand-in-Hand area. We have also been faced with another incident of vandalism to the roof of the building. We plan to install motion sensitive lighting to forestall that type of activity.

One change in usage is an expansion of the YMCA After Care Program to include the use of room 4. We have only given them a one-year lease to see how it works out and whether the use fits into the master plan.

Thanks again to the many people who developed, contributed and are now moving forward with our plan.

Have a great summer.

Submitted by Tom Wheeler, chairperson

[See following three pages for **Buzz Ware Village Center Questionnaire Results**]

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*Buzz Ware Village Center Report continued***RESULTS OF THE BUZZ WARE VILLAGE CENTER QUESTIONNAIRE**

The Buzz Ware Village Center Committee received 35 responses to the questionnaire that was distributed with the February issue of the *Arden Page*. Although this response represents only approximately 7% of the households in the Ardens, we would like to share the results gathered from these thirty-five respondents.

**1. Should BWVC be a community center for the three Ardens?**

Response: Twenty-one (21) or 60% said "yes."

Comments from respondents: Yes, but not as it is now; There are ways to increase the villages use of the building, provide a suitable climate for Archives, and allow the center to become a community center without a substantial increase in land rents; partial.

**2. If the consensus were not to rent space, would residents of Ardentown & Ardencroft be willing to pay an increase in land rent?**

Response: Ten (10) individuals out of 35 or 29% said "yes."

Comments from respondents: Modest increase only; if a new building—yes.

**3. If the consensus were not to rent space, would residents of Arden be willing to pay approximately \$100 increase in land rent?**

Response: Thirteen (13) individuals out of 35 or 3% said "yes."

Comments from respondents: Yes, as maximum; Yes, but favor renting space to tenants; how much does it cost to operate and maintain the BWVC; Yes, probably needed even with rent.

**4. Does the Hand-in-Hand Center provide a needed service?**

Response: Twenty-six (26) or 74% said "yes."

Comments from respondents: Our family has benefited from a well-managed preschool facility close to home; Yes, absolutely. It is also the best source of income for that building; If Arden children attend; Yes, as long as Arden children attend it and Arden residents want childcare; I realize the service is not all Arden resident, but there are other town services that do not benefit all residents, i.e. the Arden Fair and theater; it seems like a number of residents use the center and it seems like a good one so I guess I'll say yes—however, it has the nicest space in the building; I feel that a childcare center is probably needed. What percentage of Arden parents utilize the service and how many go outside for service and why?; possibly.

**5. Does the YWCA Aftercare Program provide a needed service?**

Response: Nineteen (19) individuals out of 35 or 54% said "yes."

Comments from respondents: Though we have not personally used it; Yes, but I am not really qualified to answer that question, as I do not know anyone who uses it; if Arden children attend; yes, as long as Arden children attend it and Arden residents want childcare; if Arden children attend; yes, personally speaking, I really hope it continues.



**5b. Would you use the Archives if its space were expanded?**

Response: Nineteen (19) out of 35 or **54%** said "yes."

Infrequently, maybe once. I don't think that many people use the Archives; yes, it is important to have a space for the archival materials but also open or available to residents; Archives is important and a better space would allow more promotion for community involvement; first explore other potential space in the Ardens for the Archives. This includes Gild Hall, Candlelight, Craft Shop, Weave Shop, etc.; very occasionally; something must be done to preserve it—it is shortsighted not to do so. "Save the clock."; maybe once a year; yes, but even if I would not, I think it is important to protect these materials.

**6a. Would you prefer to maintain the present rental arrangement for BWVC?**

Response: Twenty four (24) individuals out of 35 or **69%** said "yes."

Comments from respondents: Yes, but this building isn't worth renovation or addition—concentrate on new one; this is OK, too; If an addition is needed, please consider adding a second story and not building "out" from the sides. The green of the villages are finite and I would hate to lose any of the space. I understand this would be the most costly way to add on; must be self supporting economically.

**6b. Would you have the committee explore ways to finance an addition to BWVC?**

Response: Eighteen (18) or **51%** said "yes."

Comments from respondents: This is OK, too; Are you talking about Archives only? If so, no, but, if the expansion included needs of ACRA plus more attractive room from rental (renovation of room 4) as well, I would support it.

**7. Would you use any of the following for yourself?**

Response:

Art Lessons: 11 or 31%

Dance Lessons: 6 or 17%

Music Lessons: 5 or 14%

Theatre Lessons: 5 or 14%

Comments from respondents: Possibly; NO!; no to all; weekends only; not at present; If at times I could attend, Saturday, Sunday, evenings Monday through Friday.

**Would you use any of the following for your children?**

Response:

Art Lessons: 10 or 29%

Dance Lessons: 6 or 17%

Music Lessons: 10 or 29%

Theatre Lessons: 10 or 29%

*Buzz Ware Village Center Report continued*

Comments from respondents: Possibly all; NO!; These things are already available in the area; not to all; not at present.

**Would you use a Saturday evening "coffeehouse," bridge, chess, or a place to hang out?**

Response: Nineteen (19) individuals out of 35 or 54% answered "yes."

Comments from respondents: If not conflicting with the Dinner Gild; art exhibitions, music performances; possibly; no; NO!; no; no; perhaps; less likely, although like BWVC offering of play readings, moves on an intermittent basis. Program that are used would have to include to leave art projects up both from ACRA and other art lessons; Room 4 for activities will need a committee to do operation. Try a coffeehouse on Saturday evenings for a month to evaluate use. If it doesn't fly, no major loss or expense; People have been kicking the "coffeehouse; idea around for awhile. I am not sure it would work in a building like the BWVC. I think the building is cold and uninviting!

**Other suggestions:** 12 individuals had additional suggestions

Open studio for artists and those who would like to learn or watch; my main use is as a community meeting space (committees). This is important; art exhibitions, music performances; small "child size" stage; Arden(s) did just fine without a community center for over 90 years. We've done just fine with the Gild Hall. Why all of a sudden do we need more taxes for a community center?; workshops—care of, celebration of and rights animals, yoga, meditation; concerts, lectures, workshops; storytelling swaps; fundraisers, seminars, raffles, Saturday or Sunday brunches to pay for the finances needed; operate it like a self-supporting business instead of a subsidized government program; also quilting groups, short course offerings like those from New Castle County Dept. of Parks and Recreation—offer BWVC as a site; Rentals could be increased by improving the appearance of room 4 and opening it to a deck or pavilion, also a small kitchen for versatility; community spirit might be better served if individual hosted a "coffee" in homes once a month, this would provide a friendlier atmosphere. More personal.

Submitted by Tom Wheeler, chairperson

Report approved.

**14. Budget**

The Budget Committee met and organized itself and elected Larry Walker as chairperson. Ken Lipstein resigned from the committee because, according to the new definition of town treasurer, he is now ex-officio member of the Budget Committee.

The Budget Committee needs to receive budget requests from each standing committee by the end of July for the upcoming fiscal year (March 25, 1999 to March 24, 2000). If any committee's request will be significantly different from the previous approved budget, we would appreciate a written statement explaining the main reasons for the change. The budget request can be give to me or to any Budget Committee member.

During early August, the Budget Committee will assemble the various requests and some committees might be contacted for clarification or additional information. The proposed

budget will be present to the September town assembly for consideration and approval to go to referendum.

Submitted by Larry Walker, chairperson

**Bill Busch's** name was submitted for vote as a new committee member.

Vote was in favor.

**Discussion:** A resident asked the status of a meeting about the Capital Improvement Fund. The chair responded that the committee was still organizing itself after the election and did not have time to give proper notice of a public meeting. More information will be brought to the September town meeting.

Report approved.

**15. Auditing**

Chairperson Ken Lipstein informed the meeting that the audit was in order.

Report approved.

**16. Archives**

No report (not present).

**17. Advisory**

Members of the Arden Advisory Committee gathered for the annual Advisory dinner on Monday, June 1, 1998. Each year we welcome newly elected committee members and officers and thank those who are returning for continued volunteer efforts. Marianne Cinaglia organized this event each year and we extend our thanks to her for hosting the dinner again this year. Bill Press served as "master of ceremonies" and introduced all of the new committee members and saluted those among us who have served Arden in the town government for many years.

The dinner was followed by the June Advisory meeting where the agenda for the June town assembly was reviewed.

Respectfully submitted,

Judy Butler, chairperson

Report approved.

**18. Welcome Hither**

Chairperson Jannie Stearns told the meeting that 161 packages have been delivered to date (about 5 years).

Report approved.

**19. Centennial**

Committee member Lynda Kolski updated the meeting on the various activities planned for the Centennial. Events from January to October are planned and people have been identified to head up various events.

**Discussion:** What was the response to the idea of a permanent memorial and does the Centennial Committee itself have an idea for it. **Response:** One idea was submitted. A resident asked for consideration of a Walt Whitman memorial to be completed.



20. **New business:** Bill Press's birthday was noted.

**Rain Garden proposal** was outlined by Marianne Cinaglia. Basically the EPA grant money is for installation of a bio-retention area. This proposal is for the area of the green at the corner of Woodland and Green Lane where there is a large enough area for run-off to cause problems. The area is about 40 feet x 20 feet and would be engineered by Tetra Tech and Tatman. Yearly maintenance could be handled during the annual Woods Clean-up and the Civic Committee and the plan is in line with the new Forest Stewardship Plan. If it doesn't work, the native plants are part of the landscape. The installation will not be closer than 15 feet to the trees so the roots of trees will not be disturbed. Installation will start after the Arden Fair.

**Discussion:** Who would handle the maintenance (tree trimming and such). The aerating that was done has already helped with the run-off. Who would be in charge of the installation **Response:** Tetra Tech.

The installation is not needed in this area and residents have not asked for it. Will the area be fenced in for children's safety? **Response:** No.

How will we measure the change in runoff to see if it is working?

Proposal was approved.

21. **Good and welfare**

Lee Starr is now at St. Francis and will be going to Ingleside shortly.

Meeting adjourned.

Respectfully submitted,



Connee Wright McKinney, secretary

**NEXT MEETING:** September 28, 1998, 7:30 p.m., Arden Guild Hall

Village of Arden  
1801 Inn Lane  
Arden, DE 19810

Dated material enclosed

- Notice of Town Meeting
- Minutes from preceding Town Meeting

ALL ARE WELCOME